

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-141 Name Joseph A. Budetti Addition
Date Application Rec'd. 12-17-79 Preliminary Approval _____
Scheduled S/D Meeting 12-27-79

DESCRIPTION

General Location East side of Hillside in an area south of 9th Street

Owner Joseph A. Budetti
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- | | | | |
|---|----------------------|--|------------------------|
| 1. Gross Acreage of Plat | <u>1.6</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. _____ R/W _____ | ft. |
| Residential | <u>3</u> | b. _____ R/W _____ | ft. |
| Commercial | _____ | c. _____ R/W _____ | ft. |
| Industrial | _____ | d. _____ R/W _____ | ft. |
| Other | <u>"BB" 1</u> | e. _____ R/W _____ | ft. |
| Total Number of Lots | <u>4</u> | TOTAL | _____ ft. |
| 3. Minimum Lot Frontage | <u>70</u> | 8. Sidewalk adjacent to all | |
| | ft. | streets? <input checked="" type="checkbox"/> yes _____ | no _____ |
| 4. Minimum Lot Area | <u>9800 sq.</u> | | |
| | ft. | | |
| 5. Existing Zoning | <u>"A"</u> | | |
| 6. Proposed Zoning | <u>"BB" and "RB"</u> | | |
| 9. Public Water Supply | <u>Yes(Yes-No)</u> | Name | <u>City of Wichita</u> |
| 10. Public Sanitary Sewers | <u>Yes(Yes-No)</u> | Name | <u>City of Wichita</u> |
| 11. Health Department Approval (where applicable) | _____ | | (Yes-No) |
| 12. City of Wichita | <u>X</u> | Three-Mile Area | _____ |

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2104) requesting "A" to "BB" was approved except for the east 140 feet which was approved for "RB". Rezoning was approved subject to replatting.

- A. The representative from City Public Works should be prepared to comment on the applicant's lot grading plan and state if any drainage guarantees are required with this plat.
- B. The preliminary plat labels that portion of the north/south alley that is to the south of this property as "to be vacated". This will necessitate the filing of a separate vacation request, as only that portion of the alley within this plat's boundaries may be vacated by this replat. Approval of the vacation of that portion of the alley within this plat, without provision for a dead-end alley turnaround, should be made subject to the filing and approval of the above described separate vacation request.
- C. The existing house which is located within the area being dedicated for street right-of-way must be removed prior to recording the plat. The applicant shall submit a letter to the Planning Department verifying that this structure has been removed prior to release of the plat for recording.
- D. The applicant shall guarantee the extension of sanitary sewer to serve Lots 2, 3, and 4.
- E. The final plat shall show the following access controls:

(Over)

1. "Access control except for one opening" in the south 50 feet of Lot 1's frontage to Hillside Avenue.
 2. "Complete access control" adjacent to the remainder of Lot 1's frontage to Hillside Avenue.
- F. The applicant shall guarantee the closing of those existing curb returns which are not going to be used as part of this site's redevelopment. In this regard, it should be noted that the preliminary plat shows 3 existing curb openings for the proposed Lot 4.
- G. If a sidewalk does not presently exist adjacent to proposed Lots 2, 3, and 4, the applicant shall guarantee the construction of a sidewalk at this location. (Multi-family zoning)
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).